

## Minutes

### SPECIAL Meeting of Briny Breezes Inc. Board of Directors

Friday September 9, 2016 (2)

Immediately following the Special Meeting

Briny Breezes Community Center

#### ALL STOCKHOLDER COMMENTS MUST BE LIMITED TO THREE (3) MINUTES PER AGENDA ITEM

- I. Pledge of Allegiance & moment of silence were observed at previous meeting
- II. President Gallacher called the meeting to order at 11:00 A.M. Directors were present as previously called. Attendance the same.
- III. Proof of Notice was posted September 7, 2016 at 9:30 A.M. by GM Pussinen
- IV. Approval of previous board meeting minutes – all previous minutes approved.
- V. Reading of Correspondence to the Board (IF IT RELATES TO SPECIAL MEETING AGENDA ITEMS)
  - a. Q-209 Arena Briny Kid's Club- would like to start a club
- VI. Committee Reports
- VII. Unfinished Business
- VIII. New Business
  - A. Board discussion/Approval- one rental I -206
    - a. Director Brannen moved to approve the rental of I-206. Seconded. Director Brannen pointed out that this party had rented last season from a different owner. The renter does not actually live here at Briny but in Gulfstream. He rents to be able to have family members use it for about a month at a time. There were no problems last season with any of the occupants. It does however seem inconsistent with our Rules and our intent to rent for a minimum time period. Question was raised if this was like renters having "Resident Guests". Our Rules specify owners can have "Resident Guest." Question was called. Motion failed. **Vote was unanimous- No.**
  - B. Board discussion/Approval – air conditioner replacement office \$3,700.00; tabled
  - C. Board Ratification/Approval – Manager Expenditures: President Gallacher moved that we ratify the following: seconded
    1. Concrete resurface front of clubhouse-\$2,387 from paint reserve
    2. Concrete resurface – north side of the clubhouse -\$1,588.00 Park and Outdoor maintenance #510. Seconded. *Motion carried unanimously.*
    3. Board discussion/Approval –3 air conditioners at the clubhouse (possible relocation) President Gallacher moved that we replace the air conditioners in the Clubhouse. The 2 larger units would cost \$ 12,700 each and the smaller unit \$3500. Use R&R Air Conditioning. Most of the money would come from #511, remainder out of building reserves. Seconded. It was explained that it would be more that two-thirds of the cost to repair to that of replacement. Currently they are in the ceiling which typically costs us more for repairs. Would like to move them into the storage closet. Concern that this storage is necessary for many groups.

Would work with staff to build shelving etc so that all storage could remain.

Warranties were the same on all estimates. **Motion carried unanimously.**

**D. Board discussion/Approval –Violation fine for K-206 & D-212: President Gallacher moved that we approve the manager to start the Fining process for these two units. Seconded.**

Letters have been sent as required; (1<sup>st</sup> certified on May 10 & 11; 2<sup>nd</sup> certified August 3, 2016.) No response to any of them. Board agreed to maximum fine given the lengthy lapse of time of \$1000. For each unit. **Motion carried unanimously.**

**E. Board discussion/Approval –Regarding Repaving of Bay and Flamingo Drive**

- a. Director Oglesby provided an estimate for Trident Truck to re-pave Flamingo for \$30,000, and for Bay \$46000. Additionally we need 2 satellite drains on Bay Dr. Bay would be regraded and all debris moved away. Director Oglesby said important in this discussion is the when re: timing of the budget and the tides. Should we do one at a time? question re: do we need to raise the roads- cannot do this because the water would remain on the owners' property; FPL is completed in District 3; support auxiliary drains; is 1.5 inches adequate; all quotes suggest this; would we remove all the present roadway and then re-grade? **President Gallacher moved that we repave, regrade and place satellite drains on Bay Dr. not to exceed \$64000.00 to be paid for from Roads and Drainage in the 2016-2017 fiscal year. Seconded.** Only way to fix the problem is to raise the area by 10 feet; reportedly a shareholder turned off the pump- should be concerned that a shareholder can shut down a pump; question about sewage; question about the depth of the asphalt; cannot start until after October 1- Question was called. **Motion passed 5 yes, 2 No McMorrow and Gross.**

**IX. Shareholder Forum (questions or suggestions)**

- X. Adjournment Motion to adjourn made by Director Oglesby at 11:49 a.m. Motion was seconded. Motion passed unanimously.**

**Respectfully submitted by**

**Susan J. Brannen, Secretary  
Approved 11/9/2016**